

# MONO COUNTY PLANNING COMMISSION

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## SPECIAL MEETING AGENDA THURSDAY, APRIL 6, 2006 - 10 A.M. SUPERVISORS CHAMBERS, COUNTY COURTHOUSE, BRIDGEPORT

***\*TENTATIVE START TIMES (see note below)***

**1. CALL TO ORDER**

**2. PUBLIC COMMENT:** Citizens may address the Planning Commission on relevant matters not listed on the agenda.

**3. MEETING MINUTES:** Review and adopt minutes of March 9, 2006.

**4. CONSENT AGENDA:** No items.

**5. PUBLIC HEARINGS:**

**\*10:10 A.M.**

**PARCEL MAP 37-175 EXTENSION/Blackard.** The proposed project would subdivide APN 60-170-06, totaling 1.0 acre, into two residential lots of 20,425 and 20,622 square feet. The project is located in the southwest corner of the community of Crowley Lake on the north side of Juniper Drive. The General Plan designation is Single-Family Residential with a minimum lot size of 15,000 square feet (SFR 15,000). In accordance with Section 15183 of the CEQA Guidelines a prior EIR is being used for a project consistent with the General Plan. *Staff: Keith Hartstrom & Gwen Plummer*

**\*10:30 A.M.**

**USE PERMIT 04-02 MODIFICATION/Banks.** The proposal is to enable the conversion of 1,586 sq. ft. of warehouse space to retail space, as well as outdoor sales on the wall and sidewalk area outside the business, and to provide additional parking off site. This would increase the existing approved retail space from 1,642 to sq. ft to 3,228 sq. ft. The 30,624-square foot lot is located on the east side of Hwy. 395, APN 21-150-23. The unpaved lot requested for off-site parking is located at 43 Fourth St., APN 21-114-06. The project qualifies for a CEQA Class 3 Categorical Exemption. *Staff: Greg Newbry*

**\*11:15 A.M.**

**AMENDMENT #2 TO CROWLEY LAKE ESTATES SPECIFIC PLAN/Boxenbaum.** The proposal would amend the Specific Plan to: 1) delete reference to low-income tax credit (LIHTC) housing, 2) indicate that affordable housing is one of several housing options permitted on the site including market-rate multi-family, condominium townhome, and similar types of housing, 3) clarify provisions that allow housing to be built atop the retail commercial space, 4) delete reference to the day care/educational center and redesignate that site for retail commercial uses, 5) update parking requirements, and 6) make other minor modifications as deemed appropriate during review. An addendum to a certified EIR has been prepared. *Staff: Larry Johnston*

**6. WORKSHOP:** No items.

***More on back...***

DISTRICT #1  
COMMISSIONER  
Rick Kattelmann

DISTRICT #2  
COMMISSIONER  
Steve Shipley

DISTRICT #3  
COMMISSIONER  
Ron Black

DISTRICT #4  
COMMISSIONER  
Scott Bush

DISTRICT #5  
COMMISSIONER  
Sally Miller

**7. REPORTS:**  
**A. DIRECTOR**  
**B. PLANNING COMMISSIONERS**

**8. INFORMATION:** No items.

**9. ADJOURN**

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**\*NOTE:** Start times are only tentative. Although the Planning Commission generally strives to follow the agenda as scheduled, it reserves the right to take any agenda item, in any order, and at any time after its meeting starts. The Planning Commission encourages public attendance and participation; however, the only way to ensure that you are present for a particular agenda item is to attend the meeting from the time it starts until that agenda item is actually taken up.

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- In compliance with the Americans with Disabilities Act, anyone who needs special assistance to attend this meeting can contact the commission secretary at (760) 924-1804 within 48 hours prior to the meeting in order to ensure accessibility (see 42 USCS 12132, 28CFR 35.130).
- Interested persons may appear before the Planning Commission to present testimony for public hearings, or prior to or at the hearing file written correspondence with the commission secretary. Future court challenges to these items may be limited to those issues raised at the public hearing or provided in writing to the Mono County Planning Commission prior to or at the public hearing.
- Project proponents, agents or citizens who wish to speak are asked to be recognized by the Chair, print their names on the sign-in sheet, and address the Planning Commission from the podium.